

MINUTES

Tuesday, July 17, 2007

Mr. Warren Pearce, Chairperson, called the Tuesday, July 17, 2007 meeting of the Community Planning Commission to order at 7:30p.m. in Room 10 of the North Reading Town Hall, 235 North Street, North Reading, MA.

MEMBERS

PRESENT:

Warren Pearce, Chairperson
Patricia Romeo, Vice Chairperson
Christopher B. Hayden, Clerk
Neal Rooney

STAFF

PRESENT:

Heidi Griffin, Planning Administrator
Debra Savarese. Administrative Assistant

Minutes

Mr. Hayden moved, seconded by Mrs. Romeo and voted 3-0:

that the Community Planning Commission vote to accept the minutes of June 19, 2007 as written.

Zoning Board of Appeals

10 Flash Road – On the petition of Barbara J. Jagla for a home occupation special permit to operate online educational seminars to be held at offsite conference facilities DBA Biznuity.

The Community Planning commission supports the application subject to the following:

- Complies with Section 200-42(B)(1-3).
- Abutters do not object.

22 Redmond Avenue – On the petition of CJM Builders Inc. for a variance for a two car garage per the setback requirements.

The Community Planning Commission was not provided with enough information regarding this request to render an informed decision.

2 Redmond Avenue – On the petition of Michael and Joyce Randazzo for a variance for a deck per the setback requirements.

The Community Planning Commission supports the application subject to the following conditions:

- Abutters do not object.
- Lot lines are well screened and landscaped.

9 Ten Rod Way – On the petition of Richard Williams of Hayes Engineering, Inc. for Landwest Development, LLC for a variance for a farmer's porch from the setback requirements.

The Community Planning Commission supports the application subject to the following

- Abutters do not object.

CPC Member Vacancy

Mrs. Griffin stated that she received three resumes and wanted to know if she should schedule interviews at this time.

Mr. Pearce stated that a meeting should be scheduled for the interviews. It would probably be more convenient to schedule the interviews in the evening, starting at 7:00pm.

Mr. Rooney arrived at 7:45PM.

Little League Proposal

Phil Dardeno stated that the proposal is to construct a building to house bathrooms and storage space at the Central Street Little League Field.

Mark Sanborn stated that the septic plan has been approved by the Board of Health. They have abandoned the idea to have the announcer's box stationed on the second floor due to handicap regulations. The announcer's box may be placed on the first floor and a storage area will be used on the second floor.

Mrs. Romeo stated that tree buffering should remain for the abutting property.

Phil Dardeno stated that the Gas Company owns the property between the Little League field and the abutter and there should be sufficient buffering provided.

Mark Sanborn stated that there intention is to remove approximately six trees.

Mr. Rooney stated that he walked the property and the construction is so minimal, that it should not affect the abutter. He believes that it is a good plan and will give his support to the project.

Mr. Pearce asked why this building would need to be handicap accessible, when the construction of the announcer's box at the high school, did not.

Mark Sanborn stated that the building inspector told them that the handicap regulations have changed since then.

Mr. Hayden moved, seconded by Mr. Rooney and voted: 4-0.

that the Community Planning Commission vote to approve the proposal for "Central Street, Little League Field Plan" for a new bathroom/storage area building.

235 Main Street – Site Plan Review – P.H. 8:00PM

Mr. Pearce recused himself from the public hearing.

Mr. Hayden read the public hearing notice into the record.

James Kavanaugh of Premier Development presented the proposal. The proposal is for a 1000 sq. ft. addition to the existing building (China Cuisine). The Conservation Commission has approved the plan. Site limitations will include the following:

- Increase pavement area to the southerly portion of the property.
- Parking spaces will be increased by one additional space.
- Additional landscaping will be added to both sides of the stone wall located on Main and North Streets; new planters will be constructed in the front of the building, as well as on the side of the addition.

Mrs. Romeo asked what type of plants would be provided.

James Kavanaugh stated that the proposal is to have low lying bushes, so as not to block the site distance.

Mr. Hayden stated that a tree should be added to the plan.

Mrs. Romeo asked if any changes would be made to the existing building.

James Kavanaugh stated that the front entrance to the restaurant will be closed off and a new entrance will be added to the side of the building.

Mr. Hayden read the Assistant Planning Administrator's (7/12/07) and Conservation Commission's (6/20/07) memos into the record.

Mrs. Romeo stated that the Assistant Planning Administrator's memo indicates that the lighting should be changed to match the existing lighting in the 28 Main Street area.

James Kavanaugh stated that there have been no complaints from the abutters in regard to the lighting. He will advise the owner that the lights need to be shielded and re-angled to prevent any overflow onto other properties.

Maureen Doherty of the Transcript stated that there is no mention of a public walkway.

The Community Planning Commission agreed that a walkway should be added to the plan to allow for pedestrians.

Mr. Hayden moved, seconded by Mr. Rooney and voted 4-0:

that the Community Planning Commission vote to grant the requested continuance of the public hearing for 235 Main Street until Tuesday, August 28, 2007 @ 8:00PM.

59-61 Adam Street – Definitive Subdivision & Determination of Access – cont. P.H. 8:30PM

Dave Giangrande of Design Consultant's Inc. stated that there have been numerous reviews in regard to this definitive subdivision. A meeting took place at his office with Peter Ogren of Hayes Engineering and Conrad Nuthmann of Design Consultants. The topic of the discussion was in regard to the erosion of the swales that are adjacent to the roadway. There was concern on our behalf as well as the town that erosion would occur in the swales that were in excess of a certain percentage. The profile ranges from 1% up to as much as 12½ %. When you have steeper grades, often, depending on the size of the watershed and the volume of water, it will accelerate and create an erosion condition in the swale. The proponents were recommending an enviro-mat. Design Consultants did not feel that this would be sufficient in certain areas and asked that the proponents provide drainage computations. It is their understanding that the proponents are not willing to provide the drainage computations, so they looked at a more practical solution where they recommended that over a certain percentage of slope, that an erosion control would be used (a 6" minor stone). Subsequently, the town engineer has requested to see the drainage computations. The environmental quality was also discussed in regard to the grass swales and as they move forward with the Conservation Commission they will need to address the stormwater management.

Attorney James Senior stated that he received the amended draft late in the day of the proposed decision and in return he sent correspondence to the planning administrator. He would like to request that the meeting be continued so that they may provide the drainage computations and work out the conditional approval.

Mr. Pearce stated that the meeting should be continued until all of the items have been resolved. He suggested that the proponents and Design Consultants set up another meeting.

Peter Ogren of Hayes Engineering stated that the drainage computations were not submitted because there are really no standards. Because there are no standards, this needs to be agreed upon, such as what the erosion velocity should be or the grass swale. He would also like to point out that the enviro-mat is not to be the channel lining. It is to stabilize until the grass grows in.

David Giangrande stated that there are massive amount of design criteria with respect to erosion and swales. There are hydraulic engineering circulars that are put out by the Federal Government which are very clear when erosion control is required.

Trisha Colella of 186 Haverhill Street stated that she would like to know when the town will officially be notified that the property is coming out of Chapter 61A. She also stated that the Rodham property is in Chapter 61A and should notify the town of their intent.

Mr. Pearce stated that the regulations for Chapter 61A have been updated and it is the decision of the owner to notify the town.

Mr. Hayden moved, seconded by Mr. Rooney and voted 4-0:

that the Community Planning Commission vote to GRANT the requested extension of time in which to render a decision on the 59-61 Adam Street – Definitive Subdivision Plan until August 31, 2007 and to continue the public hearing to August 28, 2007 @ 8:30PM.

Mr. Hayden moved, seconded by Mr. Rooney and voted 4-0:

that the Community Planning Commission vote to GRANT the requested extension of time in which to render a decision on the 59-61 Adam Street – Determination of Access Plan until August 31, 2007 and to continue the public hearing to August 28, 2007 @ 8:30PM.

33 Bow Street – Definitive Subdivision – cont. P.H. 9:00PM

Mr. Hayden moved, seconded by Mr. Rooney and voted 4-0:

that the Community Planning Commission vote to grant the requested continuance of the public hearing for 33 Bow Street until Tuesday, August 28, 2007 @ 9:00PM.

Valley Road – Bond Reduction

David Giangrande stated that there is a small release of the bond for Valley Road. There are two major issues left. \$20,000.00 is being held for the proposed tot-lot and the other item are the trees. They were planted last year and were not planted appropriately. He informed Tom Hurley who works for the developer of this situation. There are seven to ten trees that are dead and need to be replaced. An inspection was performed last year of the site. He went on a site inspection with the Town Engineer and personnel from the Department of Public Works and noted that there were some items that needed to be completed before the streets should be accepted. The Town Engineer stated that he would like to see a fence or a railing at the school bus stop at the corner of Valley Road and Central Street.

Mr. Pearce stated that the developer did agree to put a fence/guardrail at this site. They have also been discussing the tot-lot and they believe that they have come to a solution.

Mr. Hayden moved, seconded by Mr. Rooney and voted 3-0:

that the Community Planning Commission vote to accept the July 13, 2007 report from Design Consultants, Inc. and that the amount of \$51,713.98 be established as sufficient to ensure the completion of Valley Road (Deer Run Subdivision).

190 Main Street – Site Plan Review – 9:30PM

Mr. Hayden read the public hearing notice into the record.

Attorney James Senior stated that he is representing the applicant Allstar Fence. Robert Perlman is the trustee for the land located at 190 Main Street. The property has recently been vacated and Allstar Fence wishes to lease the property. The only activity proposed would be permission to store fencing materials. To make this less obvious to the neighborhood they would to construct a fence for screening purposes. The exterior of the building will require some normal maintenance. The building inspector requested that the applicant appear in front of the Community Planning Commission for approval of obtaining a fence permit.

Mrs. Romeo read the Assistant Planning Administrator's (7/17/07), Conservation Commission's (7/12/07) and Fire Department's (7/9/07) memos into the record.

Mr. Hayden read the Building Inspector's (7/10/07) memo into the record.

Mr. Pearce stated that in the Highway Business District (HB) outside storage of materials is prohibited, unless properly screened. Proper screening would be screening that is not see through. A chain link fence will not properly screen the area.

Attorney Senior stated that the note on the plan does not reflect what is intended. The fence would be similar to the property next door which has a chain link fence with webbing. A decorative wood fence would be in the front of the property with the chain link/webbing in the rear.

Mr. Hayden stated that the fence will need to conceal all of the materials.

Mr. Biagio Ginofoti of Allstar Fence stated that they will put a decorative wood fence with a rolling 20' opening.

Mr. Pearce stated that the parking spaces need to be in an area for customers to enter and exit the property safely.

Attorney Senior stated that he would like to reply to some of the items that were listed on the memos.

- No vicinity ownership map has been corrected because the original plan is just a concept plan.
- There is no topography map because there is no proposal to do landscaping, drainage etc.
- A small 10 yd. dumpster will be used and placed inside the fenced area.

- Parking spaces - Most of the fencing material is purchased from the website. The potential customers in one day are approximately three. There are usually four employees on the site. The employees will be able to park inside the fenced area.

Mr. Pearce stated that parking spaces are needed for the site and should be placed on the revised plan.

- There is no landscaping proposed for the site.

Mr. Pearce stated that there should be landscaping.

Mr. Hayden stated that the landscaping should include bushes, trees, and flowers.

Mrs. Griffin stated that the sign should be included in the plan.

Marc Benedict of 4 Patley Road asked what type of lighting and hours of business are proposed.

Robert Perlman stated that there is no need for lighting, the work performed is during the day. The hours of business will be Monday through Friday 8:00am to 4:00pm and Saturday 8:00am to 1:00pm.

Mr. Hayden moved, seconded by Mr. Rooney and voted 4-0:

that the Community Planning Commission vote to grant the requested continuance of the public hearing for 190 Main Street until Tuesday, July 31, 2007 @ 8:30PM.

ADJOURNMENT AT 10:35PM

Respectfully submitted,

Christopher B. Hayden, Clerk